

## Press Release

21 August 2025

## Heimstaden AB Q2 2025 Results

Highlights for Q2 2025 (figures in brackets refer to same quarter last year):

- Like-for-like rental growth of 5.2% (5.1%) and rental income of SEK 3,959 million (3,943)
- The quarterly NOI margin improved to 74.0% (71.4%) and LTM NOI margin of 71.5% (68.3%)
- Strong operating fundamentals supported a 1.2% (0.4%) increase in property values
- Privatisation sales, for the quarter, reached SEK 2,268 (1,661) million with 507 (363) residential units sold at a 29.9% (29.0%) premium to book value
- Real economic occupancy of 98.5% (98.3%)
- Net LTV of 54.2% (58.1%) and ICR of 1.9x (1.8x)
- Subsequently in July 2025, Heimstaden AB refinanced its March 2027 EUR 400 million senior unsecured fixed rate note and issued a EUR 400 million senior note due January 2031

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Heimstaden AB is a leading European residential real estate manager and investor with around 159,000 homes across nine countries with a property value of SEK 331 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Dare, Care, and Share – we fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Heimstaden is listed on Nasdaq First North Growth Market. Read more at [www.heimstaden.com](http://www.heimstaden.com). Certified Adviser is Carnegie Investment Bank AB (publ).

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